

## Preliminary land Use Service (PLUS)

**Delaware State Planning Coordination**

540 S. DuPont Highway • Dover, DE 19901 • Phone: 302-739-3090 • Fax: 302-739-6958

Please complete this "PLUS application in its entirety. **All questions must be answered. If a question is unknown at this time or not applicable, please explain.** Unanswered questions on this form could lead to delays in scheduling your review. This form will enable the state staff to review the project before the scheduled meeting and to have beneficial information available for the applicant and/or developer at the time of review. If you need assistance or clarification, please call the State Planning Office at (302) 739-3090. Possible resources for completing the required information are as follows:

[www.state.de.us/planning](http://www.state.de.us/planning)  
[www.dnrec.state.de.us/dnrec2000/](http://www.dnrec.state.de.us/dnrec2000/)  
[www.dnrec.state.de.us/DNRECeis/](http://www.dnrec.state.de.us/DNRECeis/)  
[datamil.udel.edu/](http://datamil.udel.edu/)  
[www.state.de.us/deptagri/](http://www.state.de.us/deptagri/)

1. Project Title/Name: WILLOW CREEK

2. Location: DUCK CREEK HUNDRED

3. Parcel Identification #: DC-00-28-02-54.02-000, DC-00-37-01-07.01-000, DC-00-38-01-01.00-000, DC-00-38-01-01.01-000 & DC-00-38-01-01.14-000

4. County or Local Jurisdiction Name: KENT COUNTY

5. Owner's Name: P. LLOYD SHEATS & DAVID SHEATS

Address: 209 THOMAS LANDING ROAD

City: MIDDLETOWN State: DE Zip: 19709

Phone: (302) 653-0789 Fax: (302) 659-2777 Email:

6. Applicant's Name: SAME

Address:

City: State: Zip:

Phone: Fax: Email:

7. Engineer/Surveyor Name: MORRIS & RITCHIE ASSOCIATES, INC.

Address: 18 BOULDEN CIRCLE

City: NEW CASTLE State: DE Zip: 19720

Phone: (302) 326-2200 Fax: (302) 326-2399 Email: PTolliver@mragta.com

8. Please Designate a Contact Person, including phone number, for this Project: Phillip Tolliver, P.E.

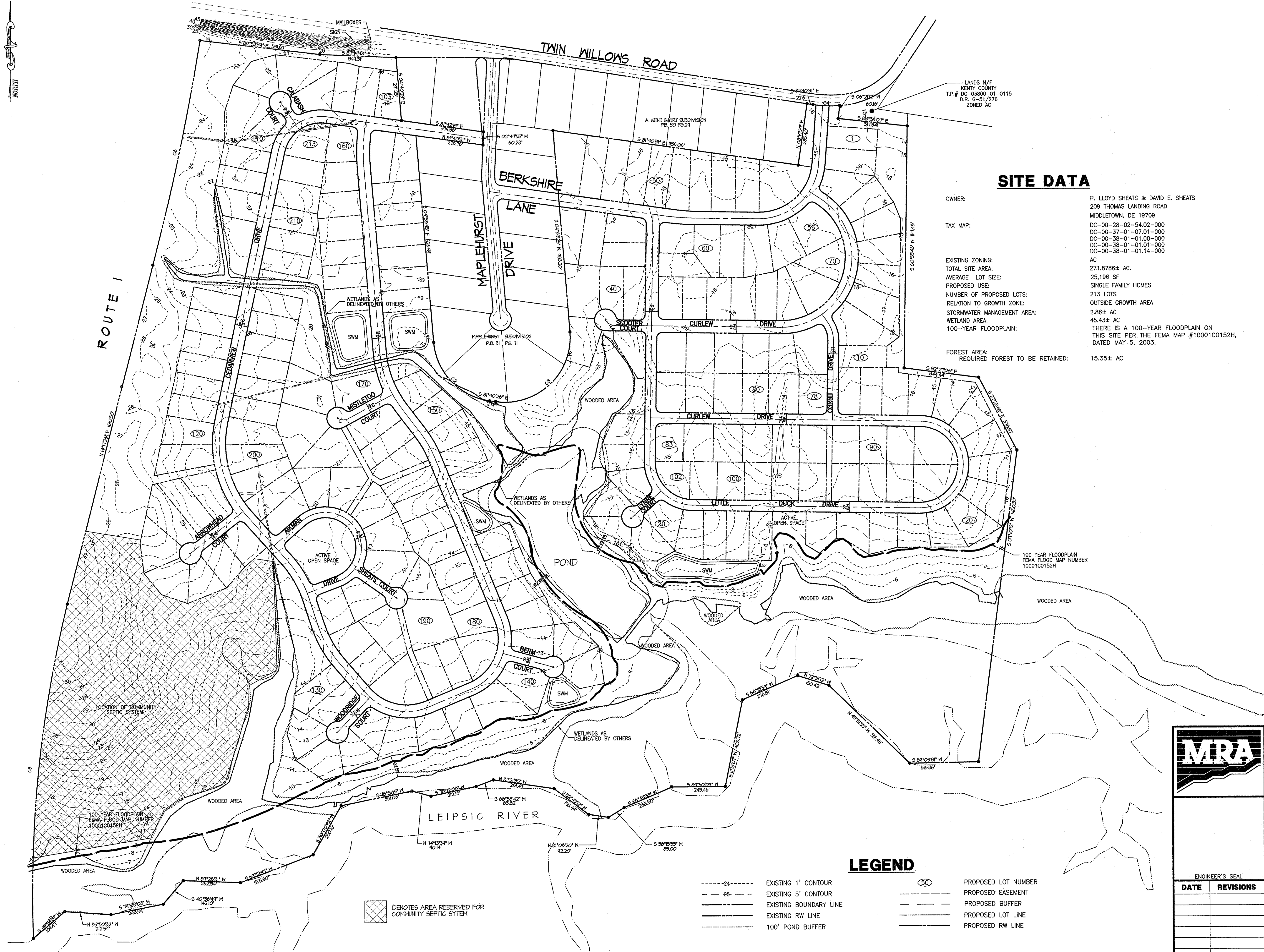
<b>Information Regarding Site:</b>	
9. Area of Project(Acres +/-): 271.8786	
10. According to the State Strategies Map, in what Investment Strategy Level is the project located? <input type="checkbox"/> Community <input type="checkbox"/> Developing <input type="checkbox"/> Environmentally Sensitive <input checked="" type="checkbox"/> Secondary Developing <input type="checkbox"/> Rural	
11. If this property has been the subject of a previous LUPA or PLUS review, please provide the name(s) and date(s) of those applications." N/A	
12. Present Zoning: AC	13. Proposed Zoning: AC
14. Present Use:	15. Proposed Use: SINGLE FAMILY HOMES
16. If known, please list the historical and former uses of the property , and any known use of chemicals or hazardous substances:	
17. Comprehensive Plan recommendation: LOW DENSITY AND HIGH DENSITY If in the County, which area, according to their comprehensive plan, is the project located in: New Castle <input type="checkbox"/> Kent <input checked="" type="checkbox"/> Sussex <input type="checkbox"/> Suburban <input type="checkbox"/> Inside growth zone <input type="checkbox"/> Town Center <input type="checkbox"/> Suburban reserve <input type="checkbox"/> Outside growth zone <input checked="" type="checkbox"/> Developing <input type="checkbox"/> Other <input type="checkbox"/> Environ. Sensitive Dev. District <input type="checkbox"/> Low Density <input type="checkbox"/>	
18. Water: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: ARTESIAN WATER COMPANY  What is the estimated water demand for this project? 350 GPD/UNIT = 74,550 GPD  How will this demand be met? PUBLIC UTILITY	
19. Wastewater: <input type="checkbox"/> Central (Community system) <input type="checkbox"/> Individual On-Site <input checked="" type="checkbox"/> Public (Utility) Service Provider Name: KENT COUNTY	
20. If a site plan please indicate gross floor area: N/A	
21. If a subdivision: <input type="checkbox"/> Commercial <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Mixed Use	
22. If residential, indicated the number of number of Lots/units: 213 Gross Density of Project: 0.68 UNITS/ACRE Net Density 1.27 UNITS/ACRE  Gross density should include wetlands and net density should exclude wetlands, roads, easements, etc..	

23. If residential, please indicate the following: Number of renter-occupied units: 0 Number of owner-occupied units: 213  Target Population (check all that apply): Renter-occupied units <input type="checkbox"/> Family <input type="checkbox"/> Active Adult (check only if entire project is restricted to persons over 55) Owner-occupied units <input type="checkbox"/> First-time homebuyer – if checked, how many units <input type="checkbox"/> Move-up buyer – if checked, how many units <input type="checkbox"/> Second home buyer – if checked, how many units <input type="checkbox"/> Active Adult (Check only if entire project is restricted to persons over 55)			
24. Present Use: % of Impervious Surfaces: 0 Square Feet:		Proposed Use: % of Impervious Surfaces: 5.7 Square Feet: 680,168	
25. What are the environmental impacts this project will have? NONE   How much forest land is presently on-site? 27.98 ACRES      How much forest land will be removed? 0.23 ACRES  Are there known rare, threatened, or endangered species on-site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Is the site in a sourcewater (for example, an excellent groundwater recharge) protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Does it have the potential to impact a sourcewater protection area? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
26. Is any portion of construction located in a Special Flood Hazard Area as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Maps (FIRM)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will this project contribute more rainwater runoff to flood hazard areas than prior to development? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please include this information on the site map.			
27. Are there any wetlands, as defined by the U.S. Army Corps of Engineers or the Department of Natural Resources and Environmental Control, on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Are the wetlands: <input checked="" type="checkbox"/> Tidal      Acres      29.77 <input checked="" type="checkbox"/> Non-tidal      Acres      11.55  If "Yes", have the wetlands been delineated? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Has the Army Corp of Engineers signed off on the delineation? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will the wetlands be directly impacted and/or do you anticipate the need for wetland permits? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If "Yes", describe the impacts: ROAD CROSSING  Will there be ground disturbance within 100 feet of wetlands <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No			
28. Are there streams, lakes, or other natural water bodies on the site? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  If the water body is a stream, is it: <input checked="" type="checkbox"/> Perennial (permanent) <input type="checkbox"/> Intermittent <input type="checkbox"/> Ephemeral (Seasonal)  If "Yes", have the water bodies been identified? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Will there be ground disturbance within 100 feet of the water bodies <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes", please describe :			

29. Does this activity encroach on or impact any tax ditch, public ditch, or private ditch (ditch that directs water off-site)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  If yes, please list name:			
30. List the proposed method(s) of stormwater management for the site:      BASINS  Define the anticipated outlet location(s) for stormwater generated by the site (for example, perennial stream, tax ditch, roadside swale, storm drain system, infiltration, etc.):      PERENNIAL STREAM  Will development of the proposed site create or worsen flooding upstream or downstream of the site? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
31. Is open space proposed? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No    If "Yes," how much?      120.13   Acres      5,232,862   Square Feet  What is the intended use of the open space (for example, active recreation, passive recreation, stormwater management, wildlife habitat, historical or archeological protection)?      ACTIVE RECREATION, PASSIVE RECREATION AND STORMWATER MANAGEMENT Where is the open space located?      SEE PLAN Are you considering dedicating any land for community use (e.g., police, fire, school)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
32. Does it border existing natural habitat or preserved (for example, an agricultural preservation district or protected State Resource Area) land? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes," what are they?			
33. Is any developer funding for infrastructure improvement anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No    If "Yes," what are they?			
34. Are any environmental mitigation measures included or anticipated with this project? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  Acres on-site that will be permanently protected      41.20  Acres on-site that will be restored      0.11  Acres of required wetland mitigation      0.11  Stormwater, erosion and sediment control, and construction best management practices (BMPs) that will be employed      PER KENT CONSERVATION DISTRICT REQUIREMENTS  Buffers from wetlands, streams, lakes, and other natural water bodies      AS REQUIRED			
35. Has any consideration been given to nuisance species (for example, mosquitoes or Canada geese)? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
36. Will this project generate additional traffic? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  How many vehicle trips will this project generate on an average weekday? A trip is a vehicle entering or exiting. If traffic is seasonal, assume the peak season      2038  What percentage of those trips will be trucks, excluding vans and pick-up trucks?      0			
37. If the project will connect to public roads, please specify the number and location of those connections. Please describe those roads in terms of number of lanes, width (in feet) of the lanes and any shoulders.      (3) ROADS: CEDARVIEW DRIVE, 1 LANE, 16' WIDE; BERKSHIRE LANE (WEST END), 1 LANE, 16' WIDE; BERKSHIRE LANE (EAST END), 1 LANE, 18' WIDE			

38. Is any of the project's road frontage subject to the Corridor Capacity Preservation Program? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
39. Please list any locations where this project physically could be connected to existing or future development on adjacent lands and indicate your willingness to discuss making these connections. BERKSHIRE LANE (WEST END), YES WE INTEND TO CONNECT
40. Are there existing or proposed sidewalks? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No; bike paths <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Is there an opportunity to connect to a larger bike/pedestrian network? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
41. Is this site in the vicinity of any known historic/cultural resources or sites <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Has this site been evaluated for hisbrc and/or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  Will this project affect, physically or visually, any historic or cultural resources? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If "Yes," please indicate what will be affected (Check all that apply)  <div style="margin-left: 20px;"> <input type="checkbox"/> Buildings/Structures (house, barn, bridge, etc.)  <input type="checkbox"/> Sites (archaeological)  <input type="checkbox"/> Cemetery </div> Would you be open to a site evaluation by the State Historic Preservation Office? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
42. Are any federal permits, licensing, or funding anticipated? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
43. Will this project generate any solid waste or require any special permits within State agencies to the best of your knowledge? <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No If yes, please List them:
44. Please make note of the time-line for this project: ASAP
I hereby certify that the information on this application is complete, true and correct, to the best of my knowledge.
<div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Signature of property owner or contract buyer </div> <div style="width: 45%;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Date </div> </div> <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Signature of Person completing form (If different than property owner) </div> <div style="width: 45%;"> <div style="border-bottom: 1px solid black; margin-bottom: 5px;"></div> Date </div> </div>
This form should be returned to the Office of State Planning electronically at <a href="mailto:Dorothy.morris@state.de.us">Dorothy.morris@state.de.us</a> <b>along with an electronic copy of any site plans and development plans for this site.</b> Site Plans, drawings, and location maps should be submitted as image files (JPEG, GIF, TIF, etc.) or as PDF files. GIS data sets and CAD drawings may also be submitted. A signed copy should be forwarded to the Office of State Planning, 540 S. DuPont Highway, Ste. 7, Dover, DE 19901. Thank you for this input. Your request will be researched thoroughly. <b>Please be sure to note the contact person</b> so we may schedule your request in a timely manner.

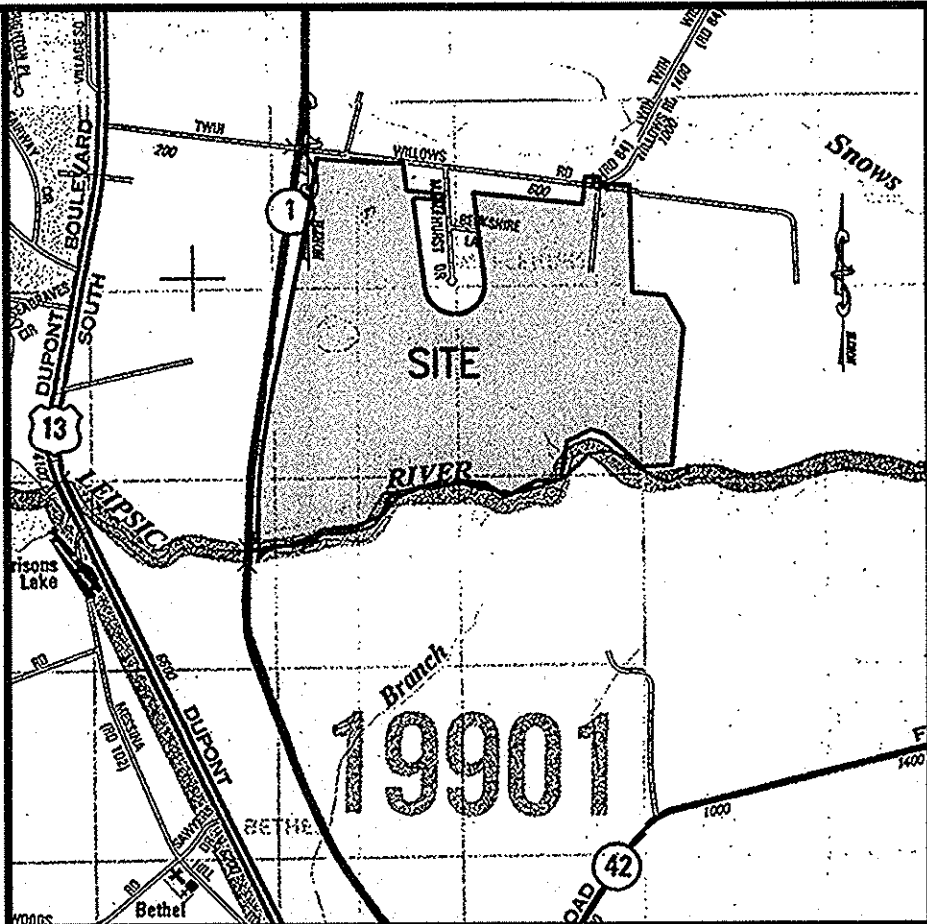




**SITE DATA**

OWNER:  
TAX MAP:  
EXISTING ZONING:  
TOTAL SITE AREA:  
AVERAGE LOT SIZE:  
PROPOSED USE:  
NUMBER OF PROPOSED LOTS:  
RELATION TO GROWTH ZONE:  
STORMWATER MANAGEMENT AREA:  
WETLAND AREA:  
100-YEAR FLOODPLAIN:  
FOREST AREA:  
REQUIRED FOREST TO BE RETAINED:

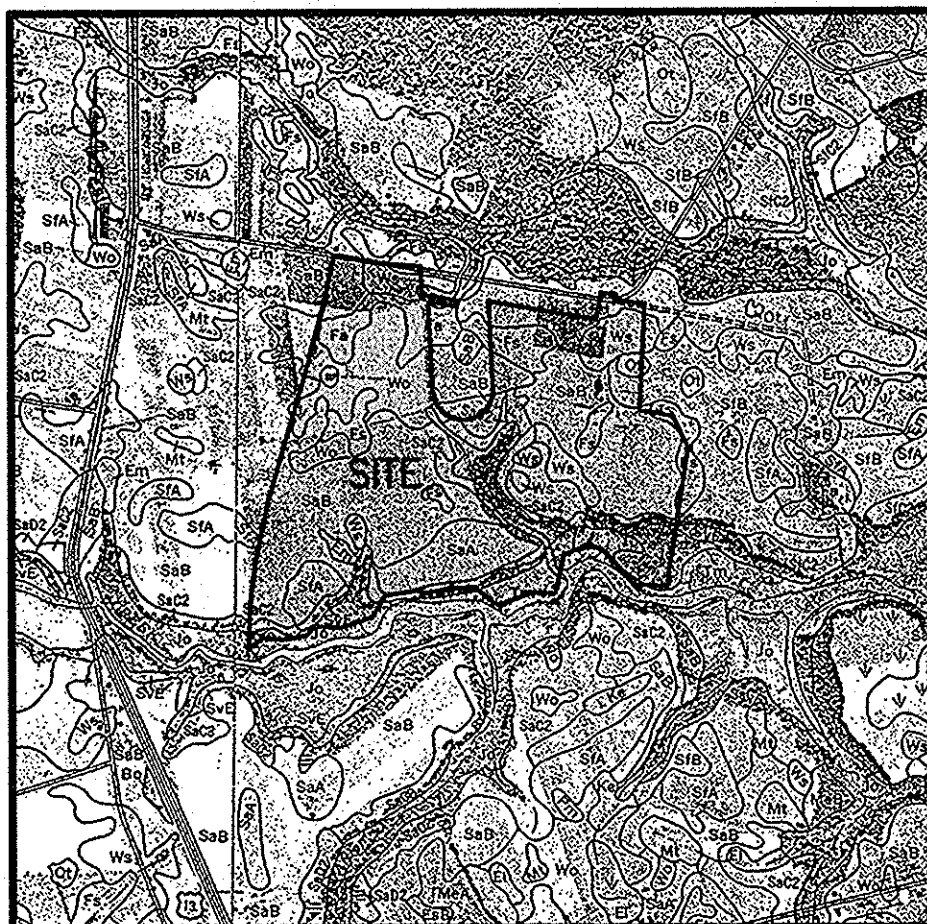
P. LLOYD SHEATS & DAVID E. SHEATS  
209 THOMAS LANDING ROAD  
MIDDLETOWN, DE 19709  
DC-00-28-02-54.02-000  
DC-00-37-01-07.01-000  
DC-00-38-01-01.00-000  
DC-00-38-01-01.01-000  
DC-00-38-01-01.14-000  
AC  
271.8786± AC.  
25.196 SF  
SINGLE FAMILY HOMES  
213 LOTS  
OUTSIDE GROWTH AREA  
2.86± AC  
45.43± AC  
THERE IS A 100-YEAR FLOODPLAIN ON  
THIS SITE PER THE FEMA MAP #10001C0152H,  
DATED MAY 5, 2003.  
15.35± AC



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ADC MAP No's. 5, 6, 10 & 11

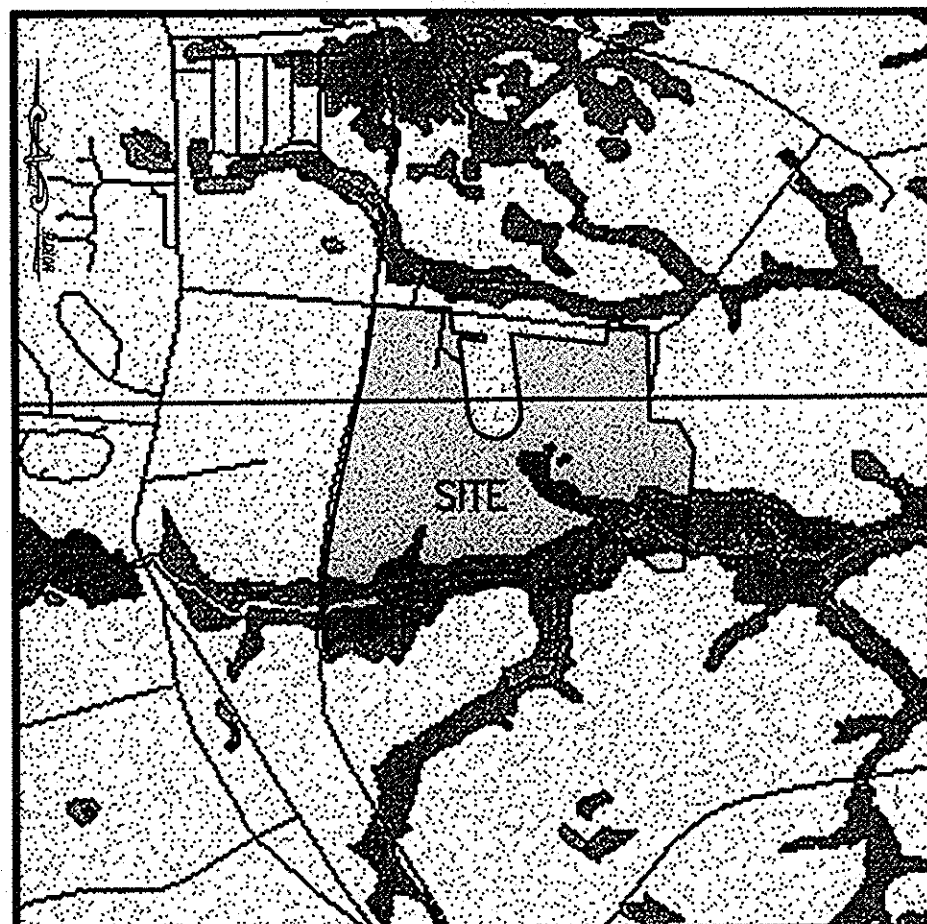
**LOCATION MAP**

SCALE: 1" = 2000'



**SOILS MAP**

SCALE: 1" = 2000'



**NWI WETLANDS MAP**

SCALE: 1" = 2000'



**MORRIS & RITCHIE ASSOCIATES, INC.**  
ENGINEERS, ARCHITECTS, PLANNERS, SURVEYORS & LANDSCAPE ARCHITECTS

18 BOULDEN CIRCLE, SUITE 36  
NEW CASTLE, DELAWARE 19720  
PHONE (302) 326-2200  
FAX (302) 326-2399

**PRELIMINARY SKETCH PLAN  
FOR  
WILLOW CREEK**

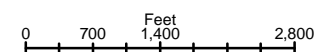
ENGINEER'S SEAL		DUCK CREEK HUNDRED		KENT COUNTY, DELAWARE	
DATE	REVISIONS			JOB NO.: 13578	
				SCALE: 1"=200'	
				DATE: 3/18/04	
				DRAWN BY: JPH	
				DESIGN BY: PLT	
				REVIEW BY: PLT	
				SHEET: 1 of 1	



**Willow Creek**  
**2004-04-05**

**Willow Creek**  
**2004-04-05**

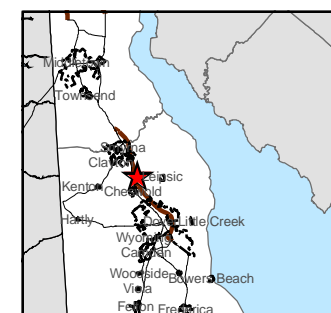
- Legend:**
- Project Area
  - Municipalities
  - Public-Owned
  - Ag District
  - Purchased Dev. Rights
- State Strategy Level**
- Community
  - Developing Area
  - Secondary
  - Sensitive
  - Rural



1:24,000



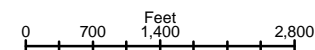
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# Preliminary Land Use Service (PLUS)

Willow Creek  
2004-04-05

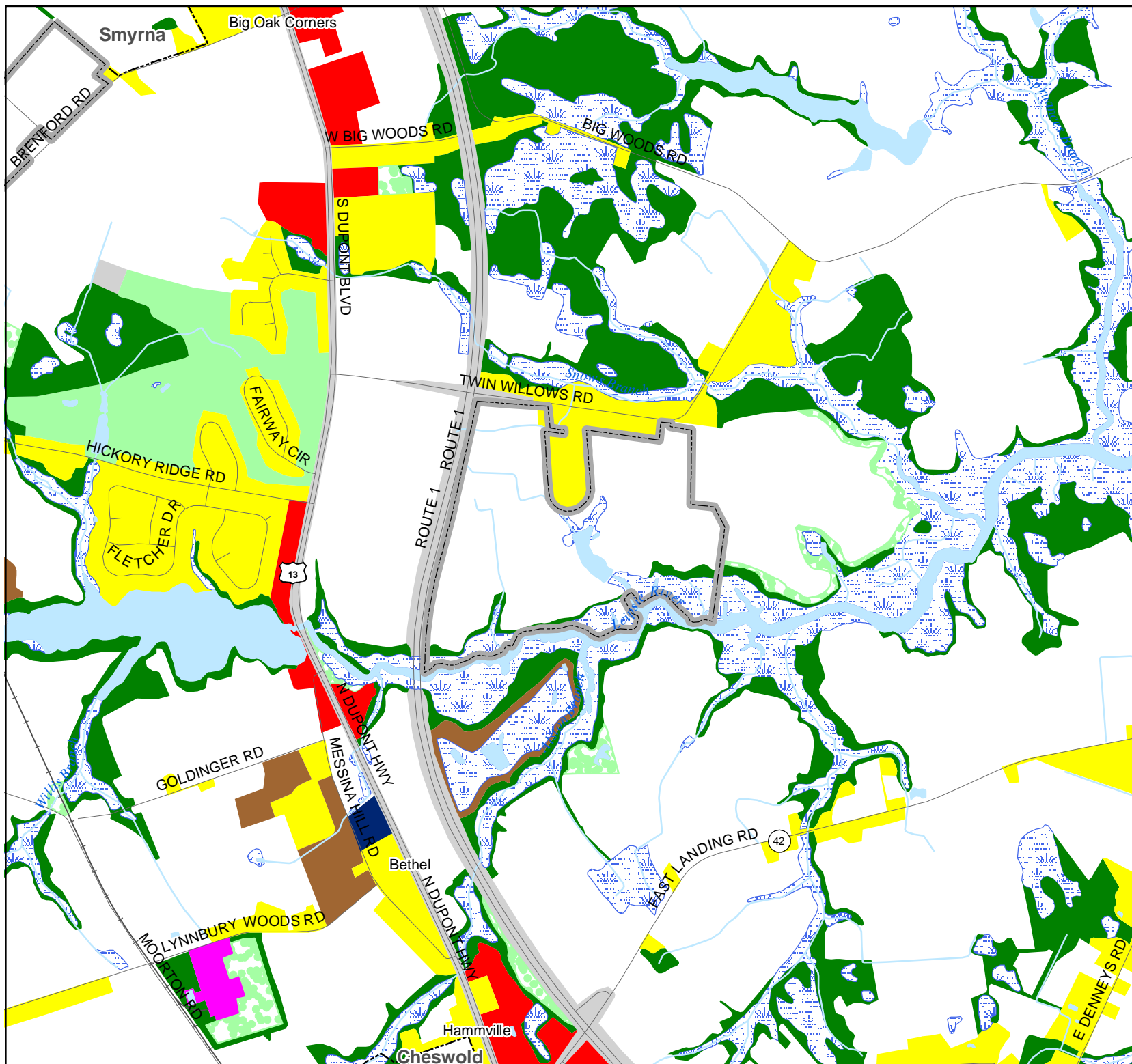
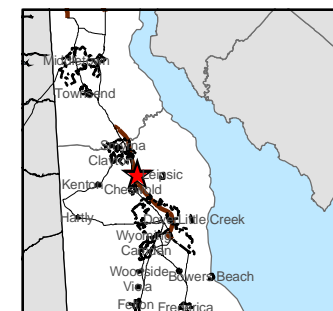
-  Project Area
-  Municipalities
- 2002 Land Use/Land Cover**
-  Residential
-  Commercial/Urban
-  Industrial
-  Trans./Comm./Utilities
-  Institutional/Governmental
-  Recreational
-  Agriculture
-  Scrub/Clear Cut
-  Forest
-  Water
-  Wetlands/Wet Woods
-  Beach/Sandy Area
-  Extraction/Transition



1:24,000



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**Preliminary Land  
Use Service (PLUS)**

**Willow Creek  
2004-04-05**

 Project Area  
 Municipalities

0 700 1,400 2,800  
Feet

1:24,000



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